K 2958

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ($10.00) * DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowleged, we, R. C. Adams and wife, Hazel Adams

have bargained and sold, and by these presents do transfer and convey unto the said Paul H. Freeman and wife, Margaret S. Freeman, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County Tennessee, being Lot No. 339 on the Plan of Hillwood Estates, Section 12, as of record in Book 2663, page 109, Register's Office for said County.

Said Lot No. 339 fronts 177 feet on the northerly side of Olive Branch Drive and runs back 230 feet on the easterly line and 231.6 feet on the westerly line, to a road line in the rear, measuring 192.1 feet thereon.

Said Lot No. 339 is subject to restrictive covenants contained in an instrument dated May 22, 1959, filed for record June 4, 1959, in Book 2909, page 220, said Register's Office. Said Lot No 339 is subject to a 100 foot minimum building setback line from Olive Branch Drive, a 10 foot easement for public utilities along the rear line, and a drain easement 10 feet in width along the easterly line of the premises, all shown in a Plan of record in Book 2663, page 109, said Register's Office. Said Lot No. 339 is subject to two 5 by 30 foot easements in the rear line granted to Southern Bell Telephone and Telegraph Company, by instrument of record in Book 2832, page 23, said Register's Office.

Being the same property conveyed to R. C. Adams by deed from H. G. Hill Realty Company, a Tennessee corporation, of record in Book 2909, page 220, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Paul H. Freeman and wife, Margaret S. Freeman, their heirs and assigns, forever.

And we do covenant with the said Paul H. Freeman and wife, Margaret S. Freeman that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And We, R. C. Adams and wife, Hazel Adams do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Paul H. Freeman and wife, Margaret S. Freeman, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of September, 1959

R. C. Adams

Hazel Adams

State of Tennessee, Davidson County }

Personally appeared before me, Mary W. King, a Notary Public in and for said County and State, the within named R. C. Adams and wife, Hazel Adams

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of September, 1959

Commission expires November 28, 1961

Mary W King
Notary Public

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